

FOR SALE OR LEASE

PORT TOWNSEND HANGAR, SHOP, & PILOT LOUNGE

191 AIRPORT RD, PORT TOWNSEND, WA 98368



FOR SALE OR LEASE

BRODY BROKER TEAM - KW OLYMPIC
224 W Washington Street Suite 103
Sequim, WA 98382



Each Office Independently Owned and Operated

PRESENTED BY:

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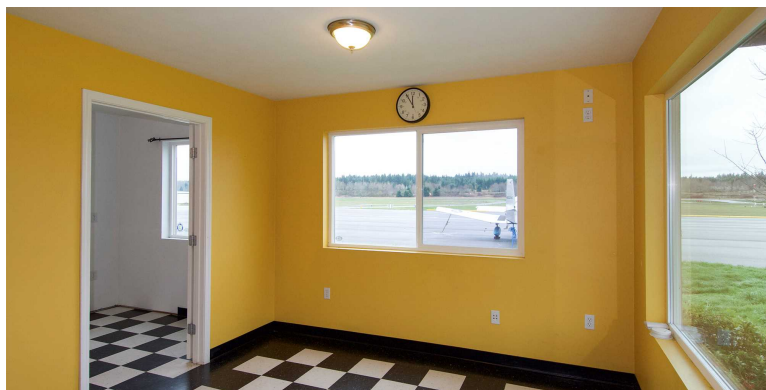
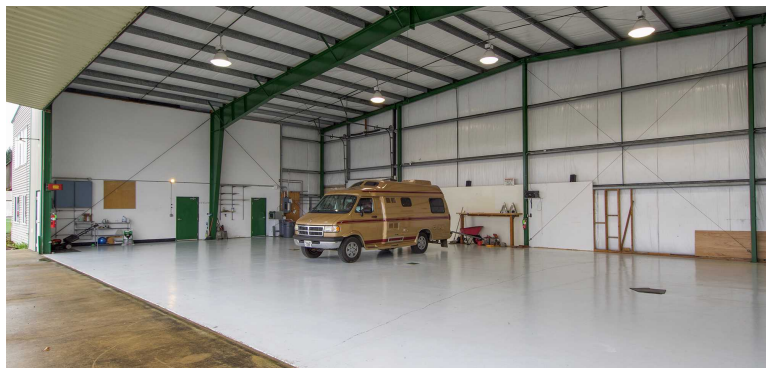
PROPERTY INFORMATION

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LOCATION & HIGHLIGHTS

191 AIRPORT RD



LOCATION INFORMATION

Building Name:	Port Townsend Airport Building
Street Address:	191 Aiport Rd
City, State, Zip:	Port Townsend, WA 98368
County:	Jefferson
Market:	Seattle/Tacoma
Sub-market:	Olympic Peninsula
Cross Streets:	State Highway 19
Hangar Dimensions	81 x 43 clear width & depth
Hangar Door Clearance	70 clear width & 16 foot clear height

LOCATION OVERVIEW

Port Townsend is known for its well-preserved Victorian architecture, earning it the designation as a National Historic Landmark District. The town flourished during the late 19th century due to the influx of settlers and prospectors during the Puget Sound Gold Rush. The town is situated on the shores of Puget Sound, providing stunning waterfront views. The surrounding natural beauty includes nearby forests, mountains, and the Strait of Juan de Fuca. Jefferson County International Airport spans across 320 acres (130 ha) at an elevation of 110 feet (34 m) above sea level. Its single runway, labeled 9/27, boasts an asphalt surface measuring 3,000 by 75 feet (914 x 23 m). On the airport grounds lies the Port Townsend Aero Museum, showcasing various aircraft and artifacts to the public. Visitors can explore the museum during its open hours.

PROPERTY HIGHLIGHTS

- Amazing 4050 sqft commercial hangar w/ a 3/4 bath attached. Inside the attached 1400 sqft lobby/office/pilot's lounge you'll find an ADA accessible 1/2 BA, large reception, office, break room, closet with plenty of storage. Large pilot's lounge upstairs with balcony & commanding views of the Olympic mountains & airfield. Radiant heat flooring throughout, plus added assurance of on-site PM security, additional access roads & webcams for weather monitoring. 3000x75 ft runway was recently resurfaced.

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PROPERTY PHOTOS

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AREA AMENITIES

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Port Townsend Aero Museum, Preserving Aviation History in the Pacific Northwest

The collection includes a variety of antique and classic aircraft. They regularly fly those aircraft that are safe and airworthy. Restorations are performed in-house by an expert group of mechanics and volunteers. The shop also performs contract restoration work.



The Spruce Goose Cafe is an award winning fly-in cafe.

Situated parallel to the airport's runways and lined with large windows, the diner's mountain vista is unobstructed, except for the occasional plane coming in to land. If you're lucky enough to be there on a nice day, the patio offers a comfortable place to enjoy the amazing view, clean air and warm sunlight

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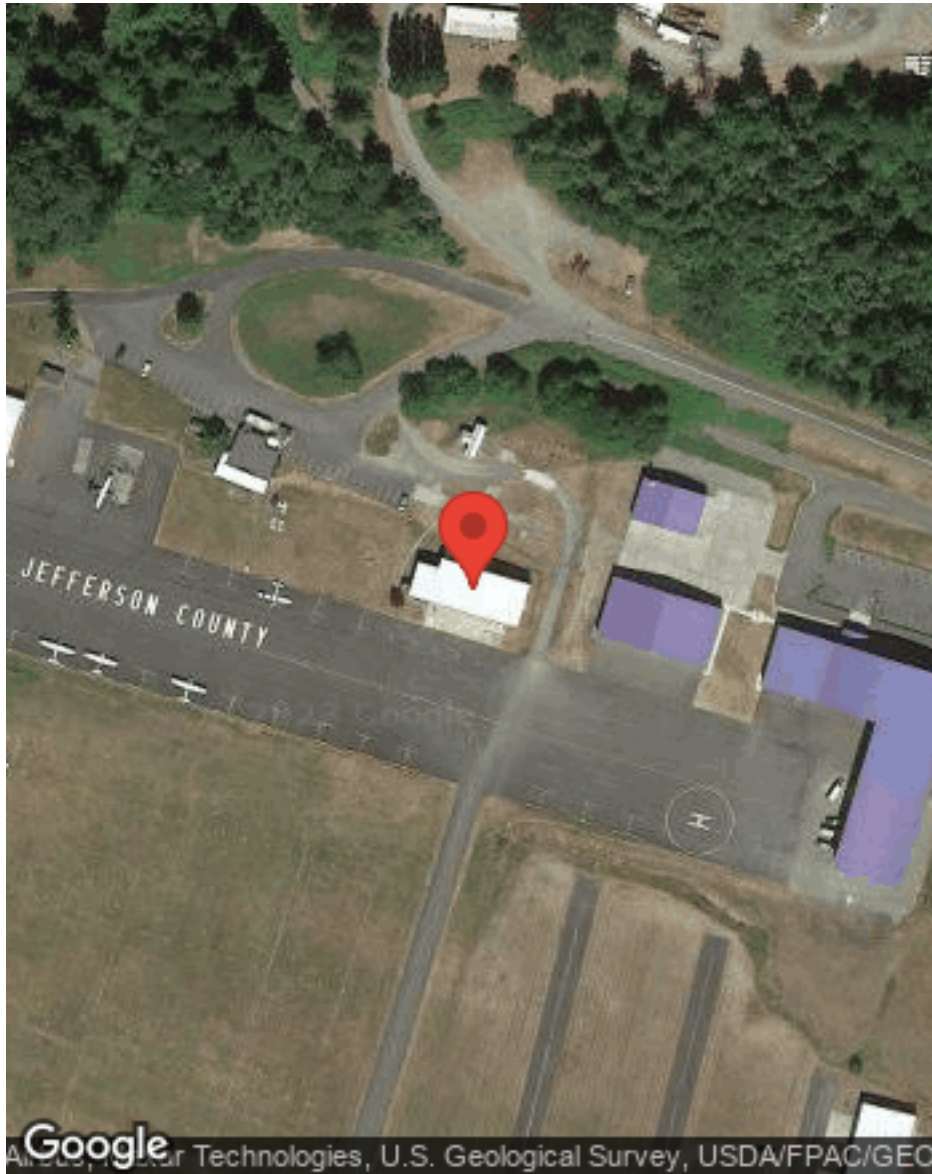
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LOCATION MAPS

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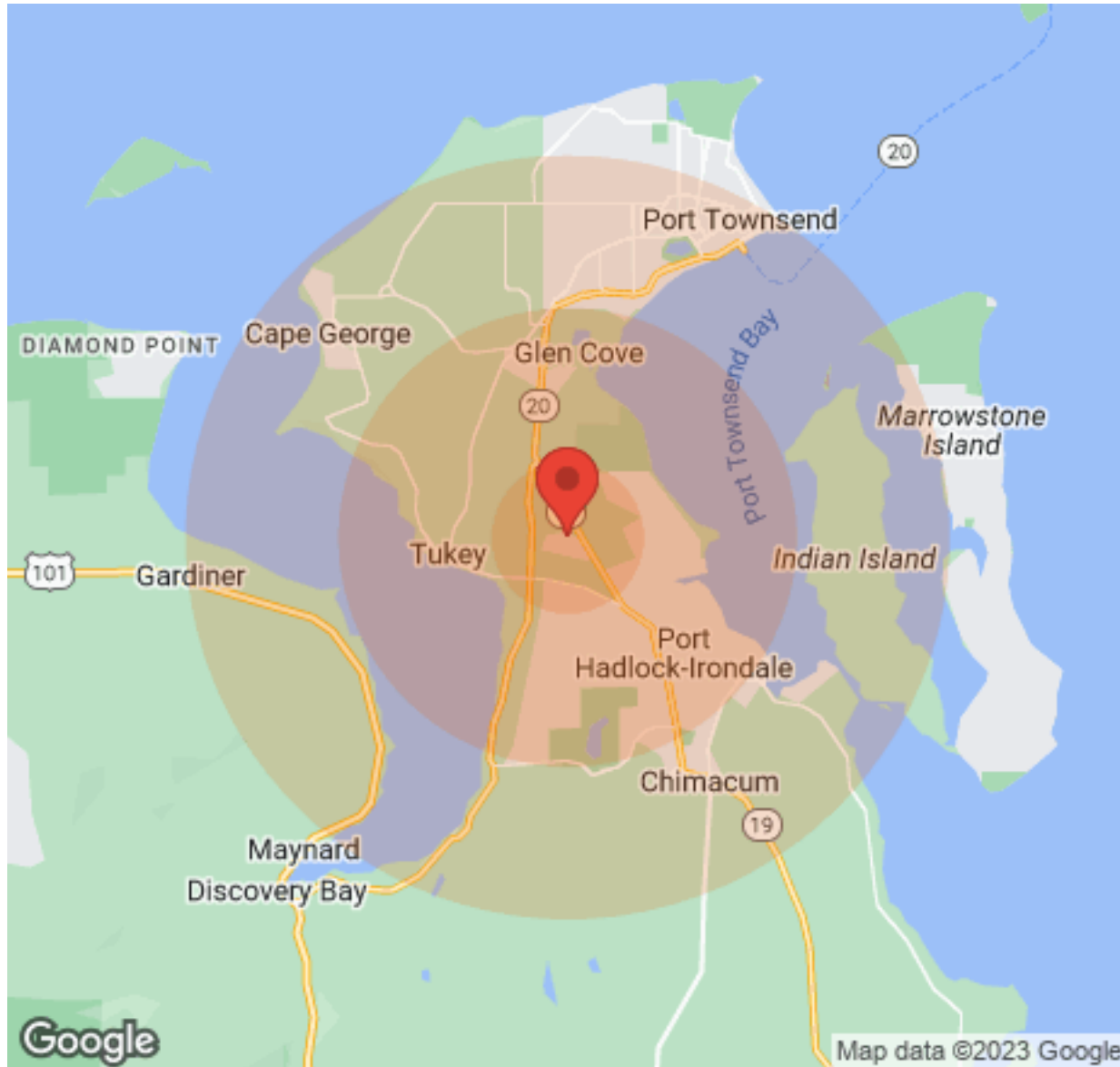


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	604	2,660	6,318
Female	594	2,803	6,992
Total Population	1,198	5,463	13,310

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	131	635	1,463
Ages 15-24	118	593	1,394
Ages 25-54	446	1,749	4,084
Ages 55-64	196	856	2,157
Ages 65+	307	1,630	4,212

Race	1 Mile	3 Miles	5 Miles
White	1,166	5,254	12,881
Black	N/A	10	11
Am In/AK Nat	N/A	16	35
Hawaiian	N/A	N/A	2
Hispanic	1	56	197
Multi-Racial	64	302	642

Income	1 Mile	3 Miles	5 Miles
Median	\$41,917	\$41,917	\$42,288
< \$15,000	142	402	1,078
\$15,000-\$24,999	38	262	905
\$25,000-\$34,999	43	303	732
\$35,000-\$49,999	179	522	1,144
\$50,000-\$74,999	103	501	1,132
\$75,000-\$99,999	41	298	617
\$100,000-\$149,999	35	171	578
\$150,000-\$199,999	N/A	14	92
> \$200,000	N/A	44	98

Housing	1 Mile	3 Miles	5 Miles
Total Units	627	2,857	7,777
Occupied	544	2,507	6,744
Owner Occupied	417	1,856	4,482
Renter Occupied	127	651	2,262
Vacant	83	350	1,033

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